

Villa for sale in Amelia

€ 350.000

Ref. 81455



250 sq.m. | Bathrooms: 3 | Bedrooms: 2 | Rooms: 5

An Oasis of Peace in Amelia: Your Villa in Umbria (one hour from Rome) If your dream is to unwind without being "out of touch," this detached villa in Amelia is the answer. Located in the charming Umbrian countryside, this property offers the absolute privacy you seek, while remaining in a fully serviced area and strategically close to the capital.

The Outdoor Spaces: A Private ParkThe true protagonist is the large 5,870 m² garden, an expanse of greenery that embraces the entire property.

Free Irrigation: Thanks to the private well, maintaining the lush lawn and tending to a vegetable garden will never be a problem. **The Porch (45 m²):** The ideal place for summer dinners at sunset or enjoying a morning coffee in total silence. **The Interior: Warmth and Functionality** The villa is spread over two levels, with an intelligent and welcoming distribution of spaces:

Living Area (Ground Floor): A spacious entrance leads to a large living room dominated by the fireplace, the beating heart of the house on winter evenings. Large windows connect the interior to the porch, creating a unique space between home and nature. **Sleeping Area (Ground Floor):** Well separated for maximum relaxation, it includes two bedrooms, a study (perfect for smart working), and a bathroom. **Basement:** A generous 85 sq m garage, ideal not only for cars, but also as a workshop for your hobbies or as a large storage area. **Why choose this villa? Strategic Location:** Live in Umbria, but reach Rome in just 60 minutes. **Privacy without isolation:** Enjoy your hectare of freedom knowing that the main services are just minutes away. **Room for creativity:** With almost 6,000 sq m of land and a huge garage, you have all the space for your projects. **The detail that makes the difference:** The presence of the artesian well is an invaluable added value for

managing a property of this size, ensuring autonomy and savings.

Certification

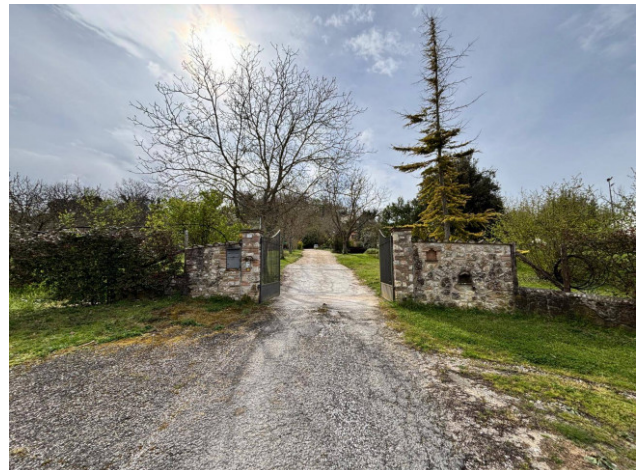
Energy Class: G

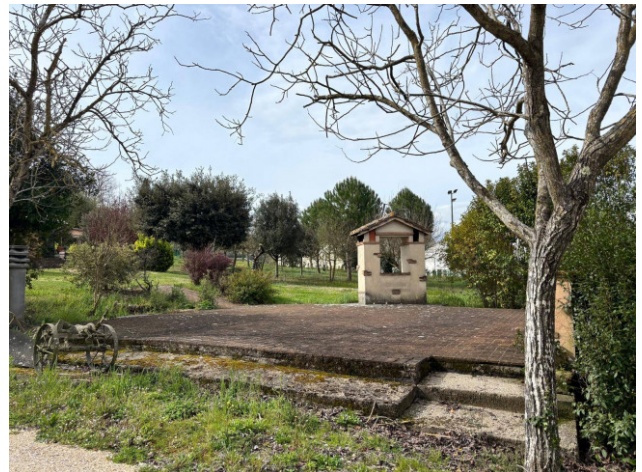
Features

| | |
|----------------------------------|--------------------------------|
| Code: 81455 | Reason: Sale |
| Categoria: Villa | Address: rimembranze, 22 |
| Municipality: Amelia | Total Square Meters: 250 sq.m. |
| : 249.00 | Bedrooms: 2 |
| Bathrooms: 3 | Rooms: 5 |
| State of Preservation: Excellent | Level: Buildings |
| Total Floor: 2 | Heating: Heating |
| Garden: Private, 5.870 sq.m. | Box: Quadruple, 85 sq.m. |
| Terrace : 45 □ | Tv Antenna |
| Tv SAT | Closet |
| Fireplace | Telephone System |
| Wiring | Shower |
| Wooden Window Frames | Shutters |

Nearby

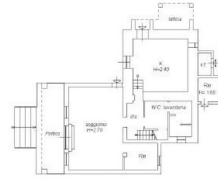
| | |
|------------------|--------------------|
| Gyms | Spa |
| Football Fields | Fitness Centers |
| Tennis Courts | Bike Lanes |
| Playgrounds | Public Transport |
| Kindergarten | Elementary Schools |
| Schools | High Schools |
| Cafe | Post Offices |
| Shopping Centers | Municipal Offices |









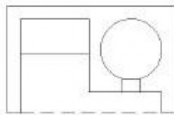


PIANO PRIMO



PIANO TERRA

Forno
H=2.20



PIANO INTERRATO

